



March 3, 2009

Chris Reiner, SFD-9-2  
U.S. Environmental Protection Agency, Region IX  
75 Hawthorne Street  
San Francisco, California 94105

Subject: Request for Information Questionnaire  
Ricci Property, Yosemite Creek Area

Dear Mr. Reiner:

Pursuant to your recent request, enclosed please find the completed responses to the "Enclosure B: Questions", along with several reports and documents requested in the questionnaire. These question responses were prepared by me with help from the Riccis. The provided responses are true and accurate to the best of our knowledge.

We trust that the accompanying information will be helpful with your investigation of Yosemite Creek. Please contact us if there are questions or if additional information is required.

Very truly yours,

James E. Gribi  
Professional Geologist  
California No. 5843

JEG:ct  
Enclosure

## ENCLOSURE B: QUESTIONS

### Section 1.0 Respondent Information

1. Provide the full legal, registered name and mailing address of Respondent.  
**RWD Associates, LLC**  
**145 Corte Madera Town Center #62**  
**Corte Madera, CA 94925**
2. For each person answering these questions on behalf of Respondent, provide:
  - a. full name: **James E. Gribi**
  - b. title: **Principal/Senior Geologist, Gribi Associates, Inc.**
  - c. business address: **1090 Adams Street, Suite K, Benica, CA 94510**
  - d. business telephone number, electronic mail address, and FAX machine number.  
**Phn: 707.748.7743; email: [jgribi@gribiassociates.com](mailto:jgribi@gribiassociates.com); Fax: 707.748.7763**
3. If Respondent wishes to designate an individual for all future correspondence concerning this Site, please indicate here by providing that individual's name, address, telephone number, fax number, and, if available, electronic mail address. **No**

### Section 2.0 Owner/Operator Information

4. Identify each and every Property that Respondent currently owns, leases, operates on, or otherwise is affiliated or historically has owned, leased, operated on, or otherwise been affiliated with within the Investigation Area during the period of investigation (1945 – the present).

**The Property is currently owned by RWD Associates, LLC (Stephanie Ricci, Reginald Ricci's wife). In 1999, the Property ownership was transferred to RWD Associates, LLC from Buckeye Properties (a partnership consisting of Reginald Ricci, solely, and Reginald Ricci, Executor for the Estate of Anita Ricci, deceased).**

**The site includes the following parcel numbers, corresponding addresses, and tenants:**

Parcel Number	Listed Parcel Address	Field Address	Tenants/Uses/Notes
<b>SOUTHEAST OF HAWES STREET</b>			
4845-001	1205 Yosemite Ave.	1204 Armstrong Ave.	Ciracosta Iron & Metal, storage of empty debris boxes No access from Yosemite Avenue
4845-002	1296 Armstrong Ave.	1296 Armstrong Ave	Ranger pipeline (LEASE FROM CITY)
4845-003	1296 Armstrong Ave.	1295 Yosemite Ave. 1200 Armstrong Ave. 1296 Armstrong Ave.	Higgins Construction: truck maint. & storage Alpine Construction: yard, welding Ace Roofing: warehouse & retail store Ranger Pipeline: warehouse, yard, equipment maintenance
<b>NORTHWEST OF HAWES STREET</b>			
4846-001	1301 Yosemite Ave. 1300 Armstrong Ave.	1301 Yosemite Ave. 1300 Armstrong Ave.	Fog Town Storage: multi-tenant storage yard Vacant yard
4846-002	1320 Armstrong Ave.	1301 Yosemite Ave.	Fog Town Storage: multi-tenant storage yard
4846-003	1340 Armstrong Ave.	1320 Armstrong Ave.	Eurotech Construction: construction equipment storage
4846-013	1335 Yosemite Ave.	1335 Yosemite Ave.	Scene 2: Movie scene construction Multeen Transport: Contractor equip. storage
4846-016	1375 Yosemite Ave.	1339 Yosemite Ave. 1320 Armstrong Ave.	Handy Dan, Inc.: storage warehouse & yard Bay Area Metals: equipment & metals storage

- Listed Parcel Address = Address included with parcel number in City records.
- Field Address = Address as determined in the field and as supplied by the Client.

- Provide a brief summary of Respondent's relationship to each Property listed in response to Question 4 above, including the address, assessors' parcel number(s), dates of acquisition, period of ownership, lease, operation, or affiliation, and a brief overview of Respondent's activities at the Properties identified.

**The site includes the following parcel numbers, corresponding addresses, and tenants:**

Parcel Number	Listed Parcel Address	Date of Acquisition	Tenants/Uses/Notes
<b>SOUTHEAST OF HAWES STREET</b>			
4845-001	1204 Yosemite Ave.	1999	Ciracosta Iron & Metal, equipment yard No access from Yosemite Avenue
4845-002	1296 Armstrong Ave	LEASE FROM CITY	Ranger Pipeline: warehouse, yard, equipment maintenance

Parcel Number	Listed Parcel Address	Date of Acquisition	Tenants/Uses/Notes
4845-003	1295 Yosemite Ave. 1200 Armstrong Ave. 1296 Armstrong Ave.	1999	Higgins Construction: truck maint. & storage Alpine Construction: yard, welding Ace Roofing: warehouse & retail store Ranger Pipeline: warehouse, yard, equipment maintenance
<b>NORTHWEST OF HAWES STREET</b>			
4846-001	1301 Yosemite Ave. 1300 Armstrong Ave.	1999	Fog Town Storage: multi-tenant storage yard Vacant yard
4846-002	1301 Armstrong Ave.	1999	Fog Town Storage: multi-tenant storage yard
4846-003	1320 Armstrong Ave.	1999	Eurotech Construction: construction equipment storage
4846-013	1335 Yosemite Ave.	1999	Scene 2: Movie scene construction Multeen Transport: Contractor equip. storage
4846-016	1339 Yosemite Ave. 1320 Armstrong Ave.	1999	Handy Dan, Inc.: storage warehouse & yard Bay Area Metals: equipment & metals storage

1. Listed Parcel Address = Address included with parcel number in City records.
  2. Field Address = Address as determined in the field and as supplied by the Client.
6. Identify any persons who concurrently with you exercises or exercised actual control or who held significant authority to control activities at each Property, including:
- a. partners or joint venturers; **None**
  - b. any contractor, subcontractor, or licensor that exercised control over any materials handling, storage, or disposal activity on the Property; (service contractors, remediation contractors, management and operator contractors, licensor providing technical support to licensed activities); **None**
  - c. any person subleasing land, equipment or space on the Property;

Parcel Number	Listed Parcel Address	Tenant	Contact Info
<b>SOUTHEAST OF HAWES STREET</b>			
4845-001	1204 Yosemite Ave.	Circosta Iron & Metal	Steve Circosta, 415-240-8568
4845-002	1296 Armstrong Ave	LEASE FROM CITY Sublease to: Ranger Pipeline	Tom Hunt, 415-822-3700
4845-003	1295 Yosemite Ave. 1200 Armstrong Ave. 1296 Armstrong Ave.	Higgins Construction Alpine Construction Ace Roofing Ranger Pipeline	Jerry Higgins, 415-740-2156 Daniel Jordan, 415-242-5198 Moon Park, 415-822-1212 Tom Hunt, 415-822-3700
<b>NORTHWEST OF HAWES STREET</b>			

Parcel Number	Listed Parcel Address	Tenant	Contact Info
4846-001	1301 Yosemite Ave. 1300 Armstrong Ave.	Fog Town Storage	Nino Andrini, 415-240-1864
4846-002	1301 Armstrong Ave.	Fog Town Storage	Nino Andrini, 415-240-1864
4846-003	1320 Armstrong Ave.	Eurotech Construction	John Feely, 415-564-5809
4846-013	1335 Yosemite Ave.	Scene 2	Marcus Guillard, 415-822-2020
4846-016	1339 Yosemite Ave. 1320 Armstrong Ave.	Handy Dan, Inc.	Daniel Hernandez, 415-374-6745

1. Listed Parcel Address = Address included with parcel number in City records.

- d. utilities, pipelines, railroads and any other person with activities and/or easements regarding the Property; **None**
- e. major financiers and lenders; **Presidio Bank**
- f. any person who exercised actual control over any activities or operations on the Property; **None**
- g. any person who held significant authority to control any activities or operations on the Property; **None**
- h. any person who had a significant presence or who conducted significant activities at the Property; and **None**
- i. any government entities that had proprietary (as opposed to regulatory) interest or involvement with regard to the activity on the Property. **None**

7. At the time you acquired or operated the Property, did you know or have reason to know that any hazardous substance, waste, or material was disposed of on, or at the Property? Describe all investigations of the Property you undertook prior to acquiring the Property and all of the facts on which you base the answer to this question.

**Yes, RWD Associates, LLC was aware in 1999 of past investigation results (see below). Note that this property has been in the Ricci family since its development in the 1950s. Mr. and Mrs. Julio Ricci, the original Ricci owners, were not aware of any hazardous substance, waste, or materials disposal on the Property..**

**RWD Associates, LLC was aware of previous investigations and studies that had identified previous, non-Ricci activities and hazardous waste detections on the Property. Previous reports that we had knowledge of are included in Attachment A and are listed as follows**

**Dow, 1973; Bay Fill in San Francisco, a History of Change, (Masters Thesis, SF Public Library), July.**

**Harding Lawson Associates, 1986; *Observations and Testing, Underground Storage Tank Removal, Yosemite Avenue and Ingalls Street, San Francisco, California, June 11.***

**Mason Tillman Associates, 1986; *Site History Report, Ricci and Kruse Lumber Company, San Francisco, California, June.***

**Christopher M. French, R.G., 1990; *Phase I Report for Property Located in San Francisco, California, March 26.***

**Ecology and Environment, Inc., 1990; *CERCLA Preliminary Assessment, Buckeye Properties, 1296 Armstrong Avenue, San Francisco, CA 94124, San Francisco County (Site EPA ID Number CAD982392243), December 7.***

**Ecology and Environment, Inc., 1993; *CERCLA Site Inspection, Buckeye Properties, 1296 Armstrong Avenue, San Francisco, CA 94124, (Site EPA ID Number CAD982392243), June 14.***

These reports indicate that contamination was encountered beneath Armstrong Avenue in 1986 during the planning and installation of the Yosemite-Fitch Outfall Consolidation (YFOC) project by the City of San Francisco Department of Public Works (SFDPW). The SFDPW subsequently contracted various investigations to assess soil and groundwater impacts. These investigations identified primarily heavy-range hydrocarbon soil and groundwater impacts near the intersection of Armstrong Avenue and Hawes Street. A groundwater sample collected from a boring located in the impacted area showed 800 micrograms per liter (ug/l) of benzene. Some of this impacted soil and groundwater was removed for offsite disposal during the construction project. The area of these impacts was part of San Francisco Bay prior to the mid-1940s, and was subsequently in-filled, first with post-World War II military debris (primarily hospital and ship debris), and then with fill soils from surrounding topographic high areas.

On June 14, 1992, a CERCLA Site Inspection report was issued for the Property by Ecology and Environmental, Inc. on behalf of the USEPA Region 9. The site inspection did not include any sampling, but rather summarized and evaluated previous investigative results and potential human health and environmental risks. Previous investigative results showed variable concentrations of hydrocarbons and metals in soils and groundwater along both sides of South Basin Inlet. This report includes a decision stating that the site "does not qualify for future remedial site assessment under CERCLA" (page 8-1). The basis for this decision was that: (1) Hydrocarbons and metals contamination is widespread in bay fill materials and sediments, and contaminants beneath the site have not been associated with known onsite activities; (2) Groundwater use is limited in the site vicinity; and (3) While sediments in South Basin Inlet are contaminated with hydrocarbons and metals, this contamination cannot be attributed to the Property, since there are numerous potential offsite sources.

8. Identify all prior owners that you are aware of for each Property identified in Response to Question 4 above. For each prior owner, further identify if known, and provide copies of any documents you may have regarding:
- the dates of ownership;
  - all evidence showing that they controlled access to the Property; and
  - all evidence that a hazardous substance, pollutant, or contaminant, was released or threatened to be released at the Property during the period that they owned the Property.

**The following table summarizes property ownership that are aware of.**

Parcel Number	Listed Parcel Address	Date/Owner	Date/Owner	Date/Owner	Date/Owner
<b>SOUTHEAST OF HAWES STREET</b>					
4845-001	1204 Yosemite.	1942/US Navy (condemnation)	1954/Julio & Anita Ricci	1987/Buckeye Properties	1999/RWD Associates, LLC
4845-002	1296 Armstrong	OWNED BY CITY, LEASED BY RICCI/BUCKEYE/RWD ASSOCIATES FROM 1954-PRES			
4845-003	1295 Yosemite . 1200 Armstrong 1296 Armstrong	1942/US Navy (condemnation)	1954/Julio & Anita Ricci	1987/Buckeye Properties	1999/RWD Associates, LLC
<b>NORTHWEST OF HAWES STREET</b>					
4846-001	1301 Yosemite . 1300 Armstrong	1942/US Navy (condemnation)	1963/Julio & Anita Ricci	1987/Buckeye Properties	1999/RWD Associates, LLC
4846-002	1301 Armstrong	1942/US Navy (condemnation)	1963/Julio & Anita Ricci	1987/Buckeye Properties	1999/RWD Associates, LLC
4846-003	1320 Armstrong	1942/US Navy (condemnation)	1963/Julio & Anita Ricci	1987/Buckeye Properties	1999/RWD Associates, LLC
4846-013	1335 Yosemite	1942/US Navy (condemnation)	1963/Julio & Anita Ricci	1987/Buckeye Properties	1999/RWD Associates, LLC
4846-016	1339 Yosemite 1320 Armstrong	1942/US Navy (condemnation)	1963/Julio & Anita Ricci	1987/Buckeye Properties	1999/RWD Associates, LLC
4846-017 <sup>^</sup>	1339 Yosemite 1320 Armstrong	1942/US Navy (condemnation)	1961/Julio & Anita Ricci	1987/Buckeye Properties	1999/RWD Associates, LLC

Listed Parcel Address = Address included with parcel number in City records.

<sup>^</sup> – Small sliver of land adjacent to railroad measuring approx. 10 ft X 200 ft (0.052 acres)

9. Identify all prior operators of the Property, including lessors, you are aware of for each Property identified in response to Question 4 above. For each such operator, further identify if known, and provide copies of any documents you may have regarding:

- a. the dates of operation;
- b. the nature of prior operations at the Property;
- c. all evidence that they controlled access to the Property; and
- d. all evidence that a hazardous substance, pollutant, or contaminant was released or threatened to be released at or from the Property during the period that they were operating the Property.

Tenant History		
Parcel Number	Address	Tenant History
4845-001	1204 Armstrong Ave.	Ciracosta Iron & Metal: 2006-pres; Core Communication: 2005-2006; Vacant; Taro Communications: 2000-2001; Esquivel Paving: ?; Trucking Company: ?
4845-002	1296 Armstrong	Ranger Pipeline: 1988-pres. CITY-OWNED PROPERTY
4845-003	1295 Yosemite Ave.	Higgins Construction: 1989-pres.
	1200 Yosemite Ave.	Alpine Construction-at least 10 years.
	1296 Armstrong Ave.	Ace Roofing: 2005-pres; Tesseract Design Group: 2005; SF Truck Repair: 2003-2005; Costello Tree Service: 2000-2002; Darcy & Harty Construction: 1989-1999; Golden Bo Co. & Choyson & Shing Kee Trucking: 1988-1998; Shin Roofing Supply: 1989-1991; S&C Roofing Supply: 1989-1994; Norman Berg Trucking (yard only): 1989; -City & County of San Francisco Temporary Construction easement while constructing sewer project: 1987-1988.
	1296 Armstrong Ave.	Ranger Pipeline, warehouse: 1988-pres.
4846-001/ 4846-002	1301 Yosemite Ave./ 1300 Armstrong Ave	Fog City Storage: 2007-2009; Bay Storage: 2006-2008; Bay Area Metals: 2005-2007; Pacific Diamond Charters: 2001-2006; L&H Engineering: 1999-2004; Yosemite Rock & Limber: 1997-1999; L&K Debris Box Service: 1990;
4846-003	1320 Armstrong Ave.	Eurotech Construction: 2009; Celtic Scaffolding: 2007-2008; Kwon Wo Ironworks: 2004-2006; Ace Tour & Charters: 2005.
4846-013	1335 Yosemite Ave.	Scene 2: 1992-pres; James Pope Cabinet Maker: 1990-1991; Architectural Wood Products: 1963-1990.
	1335 Yosemite Ave.	Multecn Transport: 2005-pres; City Debris: 1990-2005.
4846-016	1339 Yosemite Ave.	Handy Dan, Inc: 2007-pres; Bay City Repairs: 2002-2008; -2 months; Bay Area Repair

### Section 3.0 Description of Each Property

10. Provide the following information about each Property identified in response to Question 4:



- a. property boundaries, including a written legal description;
- b. surface structures (e.g., buildings, tanks, pipelines, etc.);

The current Property building structures, improvements, and utilities are listed below.

Property Structures and Improvements				
Parcel Number	Address	Tenant Name	Structures/Improvements	Utilities
4845-001	1204 Armstrong Ave.	Ciracosta Iron & Metal	None	None
4845-003	1295 Yosemite Ave.	Higgins Construction	Maintenance shop & offices	City: water, sewer/storm, streets (unpaved, no sidewalks) Garbage: Golden Gate Disposal (Norcal Waste Systems)
	1200 Yosemite Ave.	Alpine Construction	Part of large warehouse bldg.	City: water, sewer/storm, streets (unpaved, no sidewalks) Garbage: Golden Gate Disposal (Norcal Waste Systems)
	1296 Armstrong Ave.	Ace Roofing Ranger Pipeline	Retail building & part of large warehouse building Part of large warehouse building.	City: water, sewer/storm, streets (unpaved, no sidewalks) Garbage: Golden Gate Disposal (Norcal Waste Systems)
4846-001	1301 Yosemite Ave.	Fog Town Storage	Metal storage containers, trailers, vehicles	City: water, sewer/storm, streets (unpaved, no sidewalks) Garbage: Golden Gate Disposal (Norcal Waste Systems)
	1300 Armstrong Ave.	Vacant yard	Vacant yard	None
4846-002	1301 Yosemite Ave.	Fog City Storage	Metal storage containers, trailers, vehicles	City: water, sewer/storm, streets (unpaved, no sidewalks) Garbage: Golden Gate Disposal (Norcal Waste Systems)
4846-003	1320 Armstrong Ave.	Shaw Pipeline	Metal storage containers	City: water, sewer/storm, streets (unpaved, no sidewalks) Garbage: Golden Gate Disposal (Norcal Waste Systems)
4846-013	1335 Yosemite Ave.	Scene 2	Metal warehouse building Metal storage containers	City: water, sewer/storm, streets (unpaved, no sidewalks) Garbage: Golden Gate Disposal (Norcal Waste Systems)
4846-016	1339 Yosemite Ave.	Handy Dan, Inc.	Metal warehouse building	City: water, sewer/storm, streets (unpaved, no sidewalks) Garbage: Golden Gate Disposal (Norcal Waste Systems)
	1320 Armstrong	Bay Area	Metal storage container	None

Property Structures and Improvements				
Parcel Number	Address	Tenant Name	Structures/Improvements	Utilities
	Ave.	Metals		

- c. storm water drainage system, and sanitary sewer system, past and present, including septic tank(s) and where, when and how such systems are emptied and maintained. **SEE ABOVE.**

**Regarding septic tanks, Mr. Ricci remembers two small (100-gallon) septic tanks, one on the northwest side and one on the southeast side of Hawes Street. These septic tanks serviced rest rooms in the office areas on both parcels, providing rest room facilities for site workers. Mr. Ricci is not aware of where these septic tanks were located or their disposition.**

11. For each Property, provide all reports, information or data you have related to soil, water (ground and surface), or air quality and geology/hydrogeology at and about each Property. Provide copies of all documents containing such data and information, including both past and current aerial photographs as well as documents containing analysis or interpretation of such data.

**Attachment A includes copies of the reports listed in Question 4, as well as copies of the following reports.**

**Gribi Associates, 2007; *Phase I Environmental Site Assessment, Ricci Property, 1204, 1296, and 1320 Armstrong Avenue; 1200, 1295, 1301, 1335, and 1339 Yosemite Avenue, San Francisco, California; June 21..***

**Gribi Associates, 2006a; *Workplan to Conduct Soil and Groundwater Investigation, Former Ricci & Kruse Lumber Co., 1295 Yosemite Street, San Francisco, California, July 11.***

**Gribi Associates, 2006b; *Results of Soil and Groundwater Investigation, Former Ricci & Kruse Lumber Co., 1295 Yosemite Street, San Francisco, California, July 11.***

**San Francisco Department of Public Health, 2006; *Remedial Action Completion Certification; December 13.***

12. Identify all past and present solid waste management units or areas where materials are or were in the past managed, treated, or disposed (e.g., waste piles, landfills, surface impoundments, waste lagoons, waste ponds or pits, tanks, container storage areas, etc.) on each Property. For each such unit or area, provide the following information:

- a. a map showing the unit/area's boundaries and the location of all known units/areas whether currently in operation or not. This map should be drawn to scale, if possible, and clearly indicate the location and size of all past and present units/areas;
- b. dated aerial photograph of the site showing each unit/area;
- c. the type of unit/area (e.g., storage area, landfill, waste pile, etc.), and the dimensions of the unit/area;
- d. the dates that the unit/area was in use;
- e. the purpose and past usage (e.g., storage, spill containment, etc.);
- f. the quantity and types of materials (hazardous substances and any other chemicals) located in each unit/area; and
- g. the construction (materials, composition), volume, size, dates of cleaning, and condition of each unit/area.

**There were and are no solid waste management units on the Property. Relative to past operations,**

**City Debris formerly operated a wood reclamation facility at 1301 Yosemite Avenue (just northwest of Hawes Street, between Armstrong Avenue and Yosemite Avenue).**

**City Debris apparently ran into difficulty when it was found that they did not have the proper permits from the California Integrated Waste Management Board (CIWMB). City Debris was apparently sited by the CIWMB and apparently abandoned the Property, leaving a large amount of debris and soil waste piled on the site. The CIWMB apparently disposed of the waste, and subsequently solicited Mr. Ricci to pay these disposal costs. Mr. Ricci apparently paid these fees, and no further action was required.**

**The northwest site parcel (northwest of Hawes Street) was apparently used as a landfill for ship debris and medical debris from ships returning to Hunters Point Naval Ship Yard after World War II. This debris would have probably been delivered via the Navy railroad tracks that are present near the northwest edge of the Property. Aerial photos showing this post-war landfill area are included separately in Attachment A and in the Gribi Associates Phase I ESA included in Attachment A.**

13. For each Property, provide the following information regarding any current or former sewer or storm sewer lines or combined sanitary/storm sewer lines, drains, or ditches:
  - a. the location and nature of each sewer line, drain, or ditch;
  - b. the date of construction of each sewer line, drain, or ditch;
  - c. whether each sewer line, or drain was ever connected to a main trunk line;
  - d. whether each sewer line, drain, or ditch drained any hazardous substance, waste, material or other process residue to Yosemite Creek.

**The only sewer lines that we are aware of are those for bathrooms. These include**

**two on the north parcel and two on the south parcel. There are no stormwater catch basins or drains on the Property; however, there may be drains in the street.**

14. Provide copies of any stormwater or property drainage studies, including data from sampling, conducted at these Properties on stormwater, sheet flow, or surface water runoff. Also provide copies of any Stormwater Pollution Prevention, Maintenance Plans, or Spill Plans developed for different operations during the Respondent's operation of each Property. **None**

#### **Section 4.0 Respondent's Operational Activities**

15. Describe the nature of your operations or business activities at each Property. If the operation or business activity changed over time, please identify each separate operation or activity, the dates when each operation or activity was started and, if applicable, ceased.

**The Ricci family operated Ricci & Krise Limber on the southeast portion of the property (southeast of Hawes Street), beginning in approximately 1955. Ricci & Kruse Lumber Company stored and sold high-quality dry redwood, pine, and douglas fir. No wood treatment was conducted as part of these activities. Mr. Julio Ricci died in 1982, and Reginald Ricci inherited the lumber business. Due to a down turn in the lumber business, the Ricci & Kruse Lumber facility was closed in 1986. Subsequently, the Property was leased to various tenants. .**

**Two gasoline underground storage tanks (USTs) were previously located on the southeast site parcel, near the corner of Hawes Street and Yosemite Avenue. These USTs were removed in 1986. Subsequent investigation results indicate no significant soil or groundwater impacts relative to these former USTs. Reports related to these USTs and their removal and investigation are included in Attachment A.**

**Mr. Reginald Ricci, who has worked on the Property since its beginning, stated that, other than the operation of USTs, no significant amounts of hazardous substances or wastes have ever been used or stored on the Property, either during the Ricci & Kruse Lumber years or during subsequent tenant use of the Property**

16. At each Property, did you ever use, purchase, generate, store, treat, dispose, or otherwise handle any waste, or material? If the answer to the preceding question is anything but an unqualified "no," identify: **No.**
- in general terms, the nature and quantity of the waste or material so transported, used, purchased, generated, stored, treated, disposed, or otherwise handled;**
  - the chemical composition, characteristics, physical state (e.g., solid, liquid) of each waste or material so transported, used, purchased, generated, stored, treated, disposed, or otherwise handled;**
  - how each such waste or material was used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you; and**

- d. the quantity of each such waste or material used, purchased, generated, stored, treated, transported, disposed or otherwise handled by you.
17. Please describe the years of use, purpose, quantity, and duration of any application of pesticides or herbicides on each Property during the period of investigation (1945 – the present). Provide the brand name of all pesticides or herbicides used. **None**
18. Describe how wastes transported off the Property for disposal are and ever were handled, stored, and/or treated prior to transport to the disposal facility. **Ricci & Kruse Lumber did not generate significant waste, other than normal trash. Since the late 1980s, when site use changed to various light industrial uses, the only wastes generated have been primarily related to small scale vehicle maintenance. These limited waste oil wastes were the responsibility of individual tenants.**
19. Has Respondent ever arranged for disposal or treatment or arranged for transportation for disposal or treatment of materials (including 55 gallon drums and other containers) to any Property (including, but not limited to, Bay Area Drum, Bedini Drum, California Bucket Co., Gonzalez Bucket Co., or Waymire Drum Co.) within the Investigation Area? If so, please identify every Property that Respondent's materials were disposed or treated at in the Investigation Area. In addition, identify: **No**
- a. the persons with whom the Respondent made such arrangements;
  - b. every date on which Respondent made such arrangements;
  - c. the nature, including the chemical content, characteristics, physical state (*e.g.*, solid, liquid), and quantity (volume and weight) of all materials involved in each such arrangement;
  - d. in general terms, the nature and quantity of the non- hazardous materials involved in each such arrangement;
  - e. in general terms, the nature and quantity of any hazardous materials involved in each such arrangement;
  - f. the owner of the materials involved in each such arrangement, if not Respondent;
  - g. all tests, analyses, analytical results or manifests concerning each hazardous material involved in such transactions;
  - h. the address(es) for each Property, precise locations at which each material involved in such transactions actually was disposed or treated;
  - i. the owner or operator of each facility at which hazardous or non-hazardous materials were arranged to be disposed at within the Investigation Area;
  - j. who selected the location to which the materials were to be disposed or treated;
  - k. who selected the Property as the location at which hazardous materials were to be disposed or treated; and
  - l. any records of such arrangement(s) and each shipment.
20. List the types of raw materials used in Respondent's operations, the products manufactured, recycled, recovered, treated, or otherwise processed in these operations. **High quality finished lumber (redwood, pine, and douglas fir) was imported and**

distributed throughout the Bay Area. No milling or treating of wood was conducted, and no byproducts or wastes were generated by Ricci & Kruse Lumber.

Architectural Wood Products, which occupied the northwest portion of the Property from 1963 to 1990, did do some wood planing. Wood shavings were pickup up by a rancher from Pacifica who used the shavings for horse bedding.

21. For each type of waste (including by-products) from Respondent's operations, including but not limited to all liquids, sludges, and solids, provide the following information: **None**
  - a. its physical state;
  - b. its nature and chemical composition;
  - c. its color;
  - d. its odor;
  - e. the approximate monthly and annual volumes of each type of waste (using such measurements as gallons, cubic yards, pounds, etc.); and
  - f. the dates (beginning & ending) during which each type of waste was produced by Respondent's operations.
22. Identify all individuals who currently have and those who have had responsibility for Respondent's environmental matters (e.g., responsibility for the disposal, treatment, storage, recycling, or sale of Respondent's wastes). Also provide each individual's job title, duties, dates performing those duties, supervisors for those duties, current position or the date of the individual's resignation, and the nature of the information possessed by such individuals concerning Respondent's waste management. **None**
23. For each type of waste describe Respondent's contracts, agreements, or other arrangements for its disposal, treatment, or recycling. **None**
24. Describe all wastes disposed by Respondent into Respondent's drains including but not limited to: **None**
  - a. the nature and chemical composition of each type of waste;
  - b. the dates on which those wastes were disposed;
  - c. the approximate quantity of those wastes disposed by month and year;
  - d. the location to which these wastes drained (e.g., septic system or storage tank at the Property, pre- treatment plant, Publicly Owned Treatment Works (POTW), etc.); and
  - e. whether and what pretreatment was provided.
25. Describe all settling tank, septic system, or pretreatment system sludges or other treatment wastes resulting from Respondent's operations.

Two septic tanks were located on the Property in the past, prior to connection to the City sewer system. These septic tanks were each approximately 100 gallons capacity, and these septic systems were connected to rest rooms in office areas on each of the two site parcels (northwest and southeast of Hawes Street).

26. Describe any process or activity conducted on a Property identified in response to Question 4 involving the acquisition, manufacture, use, storage, handling, disposal or release or threatened release of polychlorinated biphenyls ("PCB's") or materials or liquids containing PCB's. **None**
27. For each process or activity identified in response to the previous Question, describe the dates and duration of the activity or process and the quantity and type of PCB's or materials or liquids containing PCB's. **None**
28. Describe any process or activity conducted on a Property identified in response to Question 4 involving the acquisition, manufacture, use, storage, handling, disposal or release or threatened release of pesticides, including but not limited to Dichloro-Diphenyl-Trichloroethane ("DDT"), Chlordane or Dieldrin, or materials or liquids containing DDT, Chlordane or Dieldrin. **None**
29. For each process or activity identified in response to the previous Question, describe the dates and duration of the activity or process and the quantity and type of pesticides or materials or liquids containing pesticides. **None**
30. Describe any process or activity conducted on a Property identified in response to Question 4 involving the acquisition, manufacture, use, storage, handling, disposal or release or threatened release of heavy metals, including but not limited to lead, zinc or mercury, or materials or liquids containing lead, zinc or mercury. **None**
31. For each process or activity identified in response to the previous Question, describe the dates and duration of the activity or process and the quantity and type of heavy metals; or materials or liquids containing heavy metals. **None**

## **Section 5.0 Regulatory Information**

32. Provide a list of all local, state and federal environmental permits ever issued to the owner or operator on each Property (e.g., RCRA permits, NPDES permits, etc.). Please provide a copy of each federal and state permit ever issued to the owner or operator on each Property.

**Mr. Ricci is unaware of any environmental permits ever issued (or required) for Ricci & Kruse Lumber. Subsequent to Ricci & Kruse Lumber, the Riccis, as landlords only, have made tenants responsible for permits. None of the tenants activities result in significant generation of hazardous waste or require significant permitting.**

33. Did the owner or operator ever file a Hazardous Waste Activity Notification under the RCRA? If so, provide a copy of such notification. **No**
34. Provide all RCRA Identification Numbers issued to Respondent by EPA or a state for Respondent's operations. **We are not aware of any.**

## **Section 6.0 Releases and Remediation**

35. Identify all leaks, spills, or releases into the environment of any waste, including PCB's, pesticides, heavy metals, petroleum, hazardous substances, pollutants, or contaminants, that have occurred at or from each Property. In addition, identify, and provide copies of any documents regarding:
- a. when such releases occurred;
  - b. how the releases occurred (*e.g.*, when the substances were being stored, delivered by a vendor, transported or transferred (to or from any tanks, drums, barrels, or recovery units), and treated);
  - c. the amount of each hazardous substances, pollutants, or contaminants so released;
  - d. where such releases occurred;
  - e. any and all activities undertaken in response to each such release or threatened release, including the notification of any agencies or governmental units about the release;
  - f. any and all investigations of the circumstances, nature, extent or location of each release or threatened release including, the results of any soil, water (ground and surface), or air testing undertaken;
  - g. all persons with information relating to these releases; and
  - h. list all local, state, or federal departments or agencies notified of the release, if applicable.

### **FORMER NAVY LANDFILL**

Contamination was encountered beneath Armstrong Avenue in 1986 during the installation of a sewer line by the City of San Francisco Department of Public Works (SFPDW). The SFPDW subsequently contracted various investigations to assess soil and groundwater impacts. These investigations identified several CERCLA hazardous substances, quoted in the December 1990 CERCLA Preliminary Assessment Report as follows: "Several CERCLA hazardous substances, including polychlorinated biphenyls (PCBs) and cadmium, were found to exist in groundwater and soil. Laboratory analyses revealed 3.7 mg/kg PCBs as Aroclor 1260 in monitoring well MW-1; 800 parts per billion (ppb) benzene and 1,200 ppb xylene in groundwater sample 7A; and 680 ppm total petroleum hydrocarbons, 12 ppm cadmium and 230 ppm lead in soil boring 7A" (page 5)

This contamination was reported to the Enforcement Section of the EPA by an attorney for Buckeye Properties in September 1989 (copies of letters included in Attachment A).

The 1993 CERCLA Site Inspection Report indicates that during excavation of contaminated fill for the Yosemite-Fitch Outfall Consolidation (YFOC) project, it was noted from photos that: (1) Visual contamination was not present in the upper



two feet of soil beneath the Property; and (2) It is likely that downward migration of contamination is impeded by Bay Mud, which is present at about 15 feet in depth. Although the lateral extent of contamination was not determine, the report notes that "contamination of fill is widespread in San Francisco" (page 5-1). Some of the waste materials were removed during the sewer construction project. Analysis of the waste indicated the following hydrocarbon constituents: 5,400 mg/kg of Acenaphthylene; 4,100 mg/kg of Flouranthene; 48,000 mg/kg of Napthalene; 11,000 mg/kg of Phenanthrene; and 470,000 mg/kg of TPH.

This report included the following summary of onsite and offsite subsurface soil impacts. These impacts do not include the area of known contamination at the corner of Armstrong Avenue and Hawes Street.

Onsite and Offsite Subsurface Soil Contamination				
Analyte	Onsite Concentration Ranges (mg/kg)		Offsite Concentration Ranges (mg/kg)	
	Low	High <sup>1</sup>	Low	High <sup>1</sup>
Creosote	<10	<10	NA	NA
Pentachlorophenol	<10	<10	NA	NA
PCBs	<0.1	<0.1	<0.1	<0.1
Cyanide	<0.2	<0.2	<0.2	<0.2
Cadmium	0.2	12 (7i)	<0.2	1.8 (12)
Chromium	37	210 (MW-4)	24	320 (11)
Copper	19	440 (7i)	10	330 (BH-3)
Lead	11	230 (7i)	11	740 (12)
Nickel	28	380 (MW-4)	16	490 (11)
Zinc	35	7,400 (7i)	37	390 (12)
Mercury	0.12	0.039 (BH-6)	0.054	0.071 (11)
Tetrachloroethene	<0.005	<0.05	<0.005	0.38 (9)
1,2-Dichloroethene	<0.05	<0.05	<0.05	0.26 (12)
Benzene	<0.005	0.66 (8)	<0.005	0.11 (9)
Toluene	<0.05	1.3 (6)	<0.05	0.89 (9)
Chlorobenzene	<0.05	<0.05	<0.05	3.3 (11)
1,3-Dichlorobenzene	<0.05	<0.05	<0.05	1.5 (11)
Ethylbenzene	<0.005	<0.05	<0.005	1.0 (11)
TPH	<5	57 (MW-4)	15	2,500 (BH-4)

<sup>1</sup> = Location (boring identification) is given in parentheses.

**This report also included the following summary of onsite and offsite groundwater impacts. These impacts do not include the area of known contamination at the corner of Armstrong Avenue and Hawes Street.**

Onsite and Offsite Groundwater Contamination				
Analyte	Onsite Concentration Ranges (ug/l)		Offsite Concentration Ranges (ug/l)	
	Low	High <sup>1</sup>	Low	High <sup>1</sup>
Chromium	—	90 (MW-4)	19	60 (MW-6)
Copper	—	90 (MW-4)	<50	170 (MW-6)
Lead	—	200 (MW-4)	<5.0	20 (MW-6)
Nickel	—	190 (MW-4)	80	290 (MW-6)
Mercury	—	<1.0	<1.0	<1.0
Tetrachloroethene	<5.0	170 (7A)	<5.0	<5.0
1,1-Dichloroethene	<5.0	800 (7A)	<5.0	<5.0
Benzene	<5.0	140 (7A)	<5.0	<5.0
Toluene	<5.0	1,000 (7A)	<5.0	<5.0
Ethylbenzene	<5.0	1,200 (7A)	<5.0	<5.0
TPH	<100	680 (7A)	<100	100 (MW-5)

<sup>1</sup> = Location (boring identification) is given in parentheses.

**This report also included the following summary of surface water sediment impacts adjacent to South Basin Inlet. This sampling was conducted in 1989 by the California Parks and Recreation Department.**

Surface Water Sediment Impacts									
Analyte	Adjacent to Property Concentrations (mg/kg)		Offsite Concentrations (mg/kg)						
	CS3	CS4	CS1	CS2	CS5	CS6	CS7	CS8	CS9
Chromium	227	42	41	250	48	680	65	14	90
Copper	17	34	22	76	110	140	170	95	74
Lead	29	140	1,300	420	470	420	170	200	210
Nickel	21	28	180	37	56	550	62	35	41
TPH	68	990	98	1,200	660	360	280	960	1,300

**This report includes a decision stating that the site “does not qualify for future remedial site assessment under CERCLA” (page 8-1). The basis for this decision was that: (1) Hydrocarbons and metals contamination is widespread in bay fill materials and sediments, and contaminants beneath the site have not been associated with known onsite activities; (2) Groundwater use is limited in the site vicinity; and (3) While sediments in South Basin Inlet are contaminated with hydrocarbons and metals, this contamination cannot be attributed to the project site, since there are numerous potential offsite sources.**

**Copies of these reports are included in Attachment A.**

#### **FORMER SITE UST'S**

**Mr. Ricci provided: (1) A copy of contract between Standard Oil and Ricci & Kruse Lumber dated August 15, 1955 documenting the purchase of one 1,000-gallon gasoline underground tank (UST) located at “Hawes and Yosemite Avenue”; (2) An approved tank removal permit dated May 5, 1986 for one 1,000-gallon gasoline UST located 5 feet south from the intersection of Hawes Street and Yosemite Avenue and one 2,000-gallon gasoline UST located 80 feet south from the intersection of Hawes Street and Yosemite Avenue; (3) A report dated June 11, 1986 from Harding Lawson Associates (HLA) documenting the removal and sampling of the two site USTs and including a site plan showing approximate UST locations; and (4) A letter from San Francisco Department of Public Health to Ricci & Kruse Lumber requesting a sampling plan for the former USTs.**

**The HLA report states that the 1,000-gallon UST was a single-walled steel tank in a concrete cradle or box with brown sand and gravel backfill. Upon removal, the tank showed some scaling and corrosion, with a small hole in the tank bottom on the south end of the tank. Groundwater was present in the tank excavation at about 3.5 feet in depth, and a hydrocarbon sheen was noted on the water surface. Soils surrounding the tank consisted of variable fill that included glass, organic matter,**

and metal. A soil sample collected three feet below the excavation floor showed 500 parts per million (ppm) of Total Petroleum Hydrocarbons as Gasoline (TPH-G), and a water sample collected from the excavation cavity showed 88 ppm of TPH-G.

The 2,000-gallon UST, which was apparently installed in 1983, was constructed of tar-wrapped steel. Upon removal, the tank and tar-wrapping appeared to be in good condition. Backfill surrounding the tank consisted of brown sand. Groundwater was encountered in the excavation at a depth of about 5.0 feet below surface grade and exhibited a slight hydrocarbon sheen. A soil sample collected three feet below the excavation floor showed 110 ppm of TPH-G, and a groundwater sample from the excavation showed 100 ppm of TPH-G.

In order to assess possible groundwater impacts relative to the two former site USTs, Gribi Associates drilled and sampled two soil borings in an expected downgradient (east) groundwater flow direction from each of the two former UST locations. In addition, Gribi Associates also drilled two soil borings in an expected upgradient (west) groundwater flow direction from each of the former UST locations. The borings were drilled and sampled using direct-push coring equipment. Only groundwater samples were collected and submitted for laboratory analysis.

Four borings (B-1 through B-4) were drilled and sampled in the vicinity of the former 1,000-gallon gasoline UST. Laboratory results of the groundwater samples from the four borings showed minor levels of gasoline-range hydrocarbons at each boring location; TPH-g, benzene, and MTBE showed detectable levels at all four boring locations, with levels concentrations in groundwater ranging from 130 ppb to 280 ppb TPH-G, 5.5 ppb to 19 ppb benzene, 5.5 to 24 ppb MTBE. Toluene was detected in groundwater samples from borings B-3 and B-4 at concentrations of 1.6 ppb and 2.4 ppb, respectively. Total Xylenes were also detected in groundwater from boring B-4 at a concentration of 2.4 ppb. In addition, the groundwater sample collected at B-2 was also analyzed for TDS and showed a concentration of 580 ppb.

Four borings (B-5 through B-8) were drilled and sampled in the vicinity of the former 2,000-gallon gasoline UST. Laboratory results of the groundwater samples from the four borings also showed minor levels of gasoline-range hydrocarbons at three of the four boring locations. The groundwater sample from B-8 showed no detectable levels for any compounds. TPH-G and benzene were detected in three remaining boring locations at concentrations ranging from 130 ppb to 1,900 ppb TPH-G and 3.0 ppb to 18 ppb benzene. Xylenes were detected in groundwater samples from borings B-5 and B-6 at concentrations of 7.7 ppb and 5.6 ppb, respectively. Toluene was detected in groundwater from B-6 at a concentration of 1.4 ppb. Ethylbenzene was detected in groundwater from B-5 at a concentration of 6.1 ppb. In addition, the groundwater sample collected at B-7 was also analyzed for TDS and showed a concentration of 1,900 ppb.

Groundwater results of the soil boring investigation show detectable, but relatively minor levels of gasoline-range hydrocarbons in groundwater in the vicinity of the former gasoline USTs. Due to the location of the soil borings which are in close proximity to the San Francisco Bay, it is unlikely that groundwater would presently or potentially have a beneficial use.

Groundwater laboratory analytical results from the eight borings are summarized below.

SUMMARY OF GROUNDWATER LABORATORY ANALYTICAL RESULTS							
Boring ID	Concentrations in parts per billion (micrograms per liter)						
	TPH-G	Benzene	Toluene	Ethylbenzene	Xylenes	MTBE	TDS
1,000-Gallon (North) UST							
B-1	280	15	<1.0	<1.0	<1.0	24	NA
B-2	130	5.5	<1.0	<1.0	<1.0	8.1	580
B-3	140	19	1.6	<1.0	<1.0	7.1	NA
B-4	190	8.5	2.4	<1.0	2.4	5.5	NA
2,000-Gallon (South) UST							
B-5	1,900	18	<1.0	6.1	7.7	<4.0	NA
B-6	990	3.0	1.4	<1.0	5.6	<4.0	NA
B-7	130	7.4	<1.0	<1.0	<1.0	<4.0	1,800
B-8	<50	<1.0	<1.0	<1.0	<1.0	<4.0	NA

**Table Notes:**

Groundwater samples were collected on September 5, 2006.

TPH-G = Total Petroleum Hydrocarbons as Gasoline

MTBE = Methyl Tert-Butyl Ether

TDS = Total Dissolved Solids

NA = Not Analyzed

**On December 13, 2006, the San Francisco Department of Public Health granted regulatory closure for the former USTs on the Property, based on the results of the Gribi Associates investigation**

36. Was there ever a spill, leak, release or discharge of waste, including PCB's, pesticides, heavy metals, petroleum, or hazardous substances, pollutant or contaminant into any subsurface disposal system, floor drain, sewer drain or storm drain on the Property? If the answer to the preceding question is anything but an unqualified "no", identify: No
- where the disposal system or floor drains were located;
  - when the disposal system or floor drains were installed;
  - whether the disposal system or floor drains were connected to pipes;
  - where such pipes were located and emptied;
  - when such pipes were installed;

- f. how and when such pipes were replaced, or repaired; and
  - g. whether such pipes ever leaked or in any way released such waste or hazardous substances into the environment.
37. Has any contaminated soil ever been excavated or removed from the Property? Unless the answer to the preceding question is anything besides an unequivocal "no", identify and provide copies of any documents regarding: **No. Soil was removed on adjacent right-of-ways by the City as part of the Yosemite-Fitch Outfall Consolidation project, but not on the Property itself.**
- a. amount of soil excavated;
  - b. location of excavation presented on a map or aerial photograph;
  - c. manner and place of disposal and/or storage of excavated soil;
  - d. dates of soil excavation;
  - e. identity of persons who excavated or removed the soil, if other than a contractor for Respondent;
  - f. reason for soil excavation;
  - g. whether the excavation or removed soil contained hazardous substances, pollutants or contaminants, including petroleum, what constituents the soil contained, and why the soil contained such constituents;
  - h. all analyses or tests and results of analyses of the soil that was removed from the Property;
  - i. all analyses or tests and results of analyses of the excavated area after the soil was removed from the Property; and
  - j. all persons, including contractors, with information about (a) through (i) of this request.
38. Have you ever tested the groundwater under your Property? If so, please provide copies of all data, analysis, and reports generated from such testing. **Yes. Results are summarized in Question 35 above, and copies of reports are included in Attachment A.**
39. Have you treated, pumped, or taken any kind of response action on groundwater under your Property? Unless the answer to the preceding question is anything besides an unequivocal "no", identify and provide copies of any documents regarding: **No. Groundwater was removed on adjacent right-of-ways by the City as part of the Yosemite-Fitch Outfall Consolidation project, but not on the Property itself.**
- a. reason for groundwater action;
  - b. whether the groundwater contained hazardous substances, pollutants or contaminants, including petroleum, what constituents the groundwater contained, and why the groundwater contained such constituents;
  - c. all analyses or tests and results of analyses of the groundwater;
  - d. if the groundwater action has been completed, describe the basis for ending the groundwater action; and

- e. all persons, including contractors, with information about (a) through (c) of this request.
40. For any releases or threatened releases of PCB's, identify the date, quantity, location and type of PCB's, or materials or liquids containing PCB's, and the nature of any response to or cleanup of the release. **None**
41. For any releases or threatened releases of PCB's and/or materials or liquids containing PCB's, identify and provide copies of any documents regarding the quantity and type of waste generated as a result of the release or threatened release, the disposition of the waste, provide any reports or records relating to the release or threatened release, the response or cleanup and any records relating to any enforcement proceeding relating to the release or threatened release. **None**
42. For any releases or threatened releases of pesticides, including but not limited to DDT, Chlordane or Dieldrin, identify the date, quantity, location and type of pesticides, or materials or liquids containing pesticides, and the nature of any response to or cleanup of the release. **None**
43. For any releases or threatened releases of pesticides and/or materials or liquids containing pesticides, identify and provide copies of any documents regarding the quantity and type of waste generated as a result of the release or threatened release, the disposition of the waste, provide any reports or records relating to the release or threatened release, the response or cleanup and any records relating to any enforcement proceeding relating to the release or threatened release. **None**
44. For any releases or threatened releases of heavy metals, including but not limited to lead, zinc or mercury, identify the date, quantity, location and type of heavy metals, or materials or liquids containing heavy metals, and the nature of any response to or cleanup of the release. **None**
45. For any releases or threatened releases of heavy metals and/or materials or liquids containing heavy metals, identify and provide copies of any documents regarding the quantity and type of waste generated as a result of the release or threatened release, the disposition of the waste, provide any reports or records relating to the release or threatened release, the response or cleanup and any records relating to any enforcement proceeding relating to the release or threatened release. **None**

## **Section 7.0 Property Investigations**

46. Describe the purpose for, the date of initiation and completion, and the results of any investigations of soil, water (ground or surface), sediment, geology, and hydrology or air quality on or about each Property. Provide copies of all data, reports, and other documents that were generated by you or a consultant, or a federal or state regulatory agency related to the investigations that are described. **SEE QUESTION 35.**

47. Describe any remediation or response actions you or your agents or consultants have ever taken on each Property either voluntarily or as required by any state or federal agency. If not otherwise already provided under this Information Request, provide copies of all investigations, risk assessments or risk evaluations, feasibility studies, alternatives analysis, implementation plans, decision documents, monitoring plans, maintenance plans, completion reports, or other document concerning remediation or response actions taken on each Property. **SEE QUESTION 35.**
48. Are you or your consultants planning to perform any investigations of the soil, water (ground or surface), geology, hydrology, and/or air quality on or about the Property? If so, identify: **No**
- a. what the nature and scope of these investigations will be;
  - b. the contractors or other persons that will undertake these investigations;
  - c. the purpose of the investigations;
  - d. the dates when such investigations will take place and be completed; and
  - e. where on the Property such investigations will take place.

#### **Section 8.0 Corporate Information**

49. Provide the following information, when applicable, about you and/or your business(es) that are associated with each Property identified in response to Question 4:
- a. state the current legal ownership structure (e.g., corporation, sole proprietorship);

**RWD Associates, LLC is a limited liability corporation.**

- b. state the names and current addresses of current and past owners of the business entity or, if a corporation, current and past officers and directors;

**RWD Associates, LLC has always been owned wholly by Stephanie Ricci**

- c. discuss all changes in the business' legal ownership structure, including any corporate successorship, since the inception of the business entity. For example, a business that starts as a sole proprietorship, but then incorporates after a few years, or a business that is subsequently acquired by and merged into a successor. Please include the dates and the names of all parties involved;

**The Property was originally purchased by Julio and Anita Ricci. In 1987, the Property was transferred to Buckeye Properties, a partnership consisting of Reginald Ricci, solely, and Reginald Ricci, Executor for the Estate of Anita Ricci, deceased. In 1999, the Property was transferred to RWD Associates, LLC.**

- d. the names and addresses of all current or past business entities or subsidiaries in which you or your business has or had an interest that have had any operational or



ownership connection with the Properties identified in response to Question 4. Briefly describe the business activities of each such identified business entities or subsidiaries; **None.** and

- e. if your business formerly owned or operated a Property identified in response to Question 4, describe any arrangements made with successor owners or operators regarding liability for environmental contamination or property damage. **None**

50. List all names under which your company or business has ever operated and has ever been incorporated. For each name, provide the following information:

- a. whether the company or business continues to exist, indicating the date and means by which it ceased operations (e.g., dissolution, bankruptcy, sale) if it is no longer in business; **Buckeye Properties was dissolved in 1999 upon transfer of the Property to RWD Associates, LLC.**
- b. names, addresses, and telephone numbers of all registered agents, officers, and operations management personnel; **contact information for Buckeye Properties same as for RWD Associates, LLC** and
- c. names, addresses, and telephone numbers of all subsidiaries, unincorporated divisions or operating units, affiliates, and parent corporations if any, of the Respondent. **None**

51. Provide all copies of the Respondent's authority to do business in California. Include all authorizations, withdrawals, suspensions and reinstatements.

52. If Respondent is, or was at any time, a subsidiary of, otherwise owned or controlled by, or otherwise affiliated with another corporation or entity, then describe the full nature of each such corporate relationship, including but not limited to: **None**

- a. a general statement of the nature of relationship, indicating whether or not the affiliated entity had, or exercised, any degree of control over the daily operations or decision-making of the Respondent's business operations at the Site;
- b. the dates such relationship existed;
- c. the percentage of ownership of Respondent that is held by such other entity(ies);
- d. for each such affiliated entity provide the names and complete addresses of its parent, subsidiary, and otherwise affiliated entities, as well as the names and addresses of each such affiliated entity's officers, directors, partners, trustees, beneficiaries, and/or shareholders owning more than five percent of that affiliated entity's stock;
- e. provide any and all insurance policies for such affiliated entity(ies) which may possibly cover the liabilities of the Respondent at each Property; and
- f. provide any and all corporate financial information of such affiliated entities, including but not limited to total revenue or total sales, net income, depreciation, total assets and total current assets, total liabilities and total current liabilities, net working capital (or net current assets), and net worth.

53. If Respondent is a partnership, please describe the partnership and provide a history of the partnership's existence. Provide a list of all current and past partners of any status (e.g.,

general, limited, etc.) and provide copies of all documents that created, govern, and otherwise rules the partnership, including any amendments or modifications to any of the originals of such documents, and at least five years of partnership meeting minutes. No

#### **Section 9.0 Compliance With This Request**

54. If not already provided, identify and provide a last known address or phone number for all persons, including Respondent's current and former employees or agents, other than attorneys, who have knowledge or information about the generation, use, purchase, storage, disposal, placement, or other handling of hazardous materials at, or transportation of hazardous substances, waste, or materials to or from, each Property identified in response to Question 4.

**Reginald and Stephanie Ricci**  
**4 Buckeye Road**  
**Belvedere, CA 94920**  
**Phn: 415.271.0345**

**RWD ASSOCIATES**  
**145 Corte Madera Town Center**  
**#626**  
**Corte Madera, Ca. 94925**  
**Email:stephanlericci@sbccglobal.net**  
**415-271-0345**

**3/5/2009**

List of Documents in response to:

Chris Reiner, SFD-9-2  
Request for Information  
Yosemite Creek Site  
San Francisco, Ca.

RWD Associates formerly Buckeye Properties  
Yosemite and Armstrong btwn Ingalls and Griffith

1. Answers to Questions
2. Christopher French Phase I
3. Cercla Preliminary Assessment
4. Cercla Final Assessment Report
5. Notice to Agencies 9/18/1989
6. Excerpts Bay fill in SF by Dow
7. Harding Lawson Gas tank removal report
8. Mason Tillman Assoc. Site History
9. Legal Description of Properties
10. Remedial action Completion Certification
11. Gribi Assoc. workplan for tank removal certification
12. Gribi Assoc. results of groundwater investigation
13. Gribi Assoc. Phase I 6/21/07
14. Government Condemnations Yosemite Slough Area
15. Government Condemnations South Basin Area
16. Aerial Photocopy NAS Alameda 1943
17. Aerial Photo Hunters Point utility Squadron 1 3/30/45
18. Oblique Photos Moulin Studios 1940's 1950's
19. Copies of Property Deeds at time of purchase
20. Copies and Enlargements Aerial 7/28/48 Pacific Aerial Survey
21. Copy Aerial U>S> Archives 01/10/50, 10/11/43, 7/29/46

Received by

Date

*Kevin Reg. Recy*  
*3-5-09 11:55*